

VALLEY LANDS MUCH IN DEMAND; IMPORTANT SALES ARE RECORDED; SUMMER ACTIVITY IS NOTICEABLE

Inquiries Among El Paso Realty Operators Range From Small Buyers to Those Desiring Extensive Ranches; the Rental Demand Is Very Strong; Many Building Permits Are Issued.

BESIDES widespread activity in local realty the present summer season, the season when all lines of business and real estate particularly are supposed to be dull, has brought an active and increasing demand in valley land. Inquiries for tracts from five acre truck garden tracts up to 1000 acre ranch lands are being made.

A number of sales of considerable size were made in valley land, during the week and there are many more deals pending. As is expected, will be closed during the coming week. The demand for good land is about equal in both the upper and lower valley. The excellent rains of the season have amply demonstrated the productivity of El Paso valley land and settlers are now coming in from distant points, one sale recorded this week being to a buyer from Salt Lake City.

Rental Demand Strong. Never before has the demand for rent houses been so great in El Paso as it now is. As an indication of this, one real estate man reports that he has secured six months rent in advance on a house that was for sale. Realty men have practically stopped making up lists of rent houses, so quickly are any vacant ones snapped up.

With the vacation season well underway many furnished houses have been placed in the rental column for short periods. The demand here, too, is good and El Pasoans leaving for the summer are having no trouble in renting their houses.

Many Apartments Built. El Paso is rapidly becoming an apartment town. During the last year at least a dozen large apartment houses have been built. The demand here, too, is good and El Pasoans leaving for the summer are having no trouble in renting their houses.

June Prosperous Month. An indication of the amount of building that is now going on is given by the June report of the El Paso Building Association. A total of 109 permits were issued for buildings, representing an outlay of \$1,412,315. For the same month of last year 106 permits were issued, totaling \$1,285,155. Although the increase shown is not large, this is explained by the fact that building operations in the summer are usually at low ebb.

In the city included apartment houses, bungalows, cottages and store buildings. Every section of the city is represented, showing that the growth of the city is well distributed.

Valley Land Sold. A tract of 265 acres in La Union, in the Mesilla valley of New Mexico, has been sold for \$100,000. The purchaser is the R. C. Bailey Land Company. The purchaser is Timothy Williams. Besides having a modern ranch house, the land is under cultivation with a good stand of alfalfa. Mr. Williams has been connected with the El Paso plant, but will now devote himself to farming. The selling price of the land was \$41,000.

The same firm has sold for A. J. Watson to Paul Rietz, of Oklahoma, a tract of farm land containing 175 acres at La Mesa in the Mesilla valley. Mr. Rietz's two brothers, George La Mesa, farmers and their success prompted him to come to the Mesilla valley. The purchase price of the tract was \$11,000.

John H. Leavell, of Salt Lake City, Utah, has purchased 104 acres of land near Las Cruces. The tract is under the Leavell division dam and was bought from C. H. Leavell for \$6000. Mr. Leavell intends to make extensive improvements on the tract.

Building Resumption. The Phoenix-El Paso Building company has begun work on a five room bungalow on Montana street, in the Government Hill section. For Mrs. J. N. Davis. It will be built of blue Atlas brick and will cost \$1000. The same firm expects to complete next week the six room house of H. B. Durkin at Campbell and Cliff streets. It will cost \$1000, and the nine room dwelling of Mrs. Rose Jackson at Hill street and Mesilla avenue, which will cost \$12,000. Two bungalows on Riverside street, in the 800 block, were completed this week by the Terry-Kirkpatrick Realty company. Each will contain four bedrooms and six rooms and cost \$2500. One

is finished in red rug brick and the other in pressed brick.

Manhattan Heights Sales. Many sales in Manhattan Heights are reported by C. H. Leavell. W. R. Sanders has purchased two lots on Piedras street for \$1000, which he will improve. Four lots on Copper street have been bought by J. J. Ormsbee, formerly superintendent of the El Paso smelter, but now in charge of the smelter at Clifton, Ariz. The selling price was \$2100. D. H. Johnson has purchased two lots on Grant avenue at a cost of \$1100.

During the week a carload of Mikkey bushes, especially imported from the Persian district in China, was received and the bushes will be planted in a number of places throughout the Manhattan Heights addition. They resemble the Spanish dagger and will add much to the beauty of that section.

By September 1, J. E. Moran will have completed eight houses facing on Manhattan park. The houses are of the bungalow style and will cost \$400 each.

The new Ramsey apartment house on West Missouri street is nearing completion and will be ready for occupancy by September 1. It will contain 24 apartments, ranging from two to five rooms each, and will be three stories in height. The building, which is of the Spanish mission style, will cost \$40,000.

The Austin & Marr investment company reports the following sales: To M. S. Butner, lots 19 to 21, block 48, East El Paso addition, \$1650; to J. P. Burdette, lot 25 and the east 15 feet of lot 26, block 81, East El Paso addition, \$4200; to Mrs. Brose, construction company to D. B. Brooks, lots 12 and 13, block 25, Bassett addition, \$2500; to J. H. Weishman, to H. H. Caldwell, lot 2, block 61, Government Hill addition, \$2500; to Glen T. Moore to E. L. Polk and F. Hawley, lots 28 to 32, block 86, Government Hill addition, \$2500; to Government Hill addition to M. R. de Teneyue, lots 14 and 15, block 20, Government Hill addition for \$190.

HITCHCOCK HEAD OF MOGOLLON MINES CO. Santa Fe, N. M., July 4.—Former postmaster general Frank H. Hitchcock appears as president of the Mogollon Mines company, a \$3,000,000 corporation chartered in Santa Fe, which has filed its articles of incorporation with the state corporation commission. The paid up capital is given at \$1,635,912. The company is a dividend payer and operates successfully in the Mogollon, Socorro county. Silver City is designated as its New Mexico headquarters and Frank W. Vellacott is statutory agent.

The Capital Savings investment company of Arizona, capitalized at \$100,000, with \$75,000 paid up, has also filed its corporation papers, with headquarters at Silver City and R. C. Markley as statutory agent. J. F. Cleveland will preach in the Methodist church at La Mesa, at 4 o'clock Sunday afternoon.

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